



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue

Lancaster, New York 14086

May 20, 2020

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski
Kristin McCracken

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held May 20, 2020. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held via Teleconference Bridge, on the 20th day of May 2020 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Stanley Jay Keysa III, Member (7:30p.m.)
Lawrence Korzeniewski, Member
Kristin McCracken, Member

EXCUSED: None

ALSO PRESENT: None

Town Board Members: David Mazur, Councilmember

Other Elected Officials: None

Town Staff: Ed Schiller, Engineering Consultant
Emily Orlando, Deputy Town Attorney
Matt Fischione, Code Enforcement Officer
Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Chair Connelly.

Minutes-A motion was made by Kristin McCracken to approve the minutes from the May 6, 2020 Planning Board meeting. Motion seconded by Joseph Keefe and unanimously carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS 5/20/20

- 5.20.01 Letter dated 4/15/20 from Jason Burford, representing Basil Chevrolet, to Matt Fischione, Code Enforcement Officer, responding to comments from Ed Schiller, Town Engineer, in his 3/25/20 letter.
- 5.20.02 Notice of SEQR review to be held 5/20/20 for Basil Chevrolet addition.
- 5.20.03 E-mail dated 5/06/20 from Jason Burford, representing Basil Chevrolet, to Matt Fischione, Code Enforcement Officer, listing site plan revisions.
- 5.20.04 Memos dated 5/07/20 from Michelle Barbaro, Crew Chief, indicating no issues with Basil Chevrolet addition and the 2-lot subdivision at Broadway and Sawgrass.
- 5.20.05 Letter dated 5/07/20 from Matt Fischione, Code Enforcement Officer, with comments regarding site plan amendment for Orville's Appliance addition.
- 5.20.06 Letter dated 5/08/20 from Ed Schiller, Town Engineer, with comments regarding the additional information received regarding Basil Chevrolet addition.
- 5.20.07 Letter dated 5/12/20 from James Churchill, architect, seeking approval of a 215,000 sq. ft. distribution center for industrial machinery on Walter Winter Dr. near Commerce Parkway.
- 5.20.08 Message dated 5/12/20 from Supervisor Ruffino regarding the Covid-19 pandemic and its ramifications locally.
- 5.20.09 Letter from Matt Fischione, Code Enforcement Officer, dated 5/12/20 indicating a request is forthcoming to the Planning Board for informal concept review, although there is no provision for concept reviews.
- 5.20.10 ZBA minutes of the 4/30/20 meeting.
- 5.20.11 Letter dated 5/14/20 from the NYS DEC with comments regarding Hidden Grove Subdivision, Harris Hill Rd.
- 5.20.12 Letter dated 5/18/20 from Dan Amatura, Highway Superintendent, indicating no comment regarding the Orville's Appliance addition.
- 5.20.13 Copy of letter dated 5/13/20 from Matt Fischione, Code Enforcement Officer, to

Speedway, LLC addressing complaints regarding overnight truck parking and idling on the south side of their property.

5.20.14 Updated site plan dated 5/15/20 for Basil Chevrolet addition.

5.20.15 Letter dated 5/19/20 from Neil Connelly, Planning Board Chair to the Town Board regarding the proposed purchase of a vacant lot adjacent to Westwood Park.

Member McCracken discussed Communication 5.20.09 and the applicant will be making a full application and not present as a Concept Plan.

PUBLIC HEARING SCHEDULED FOR 7:05 P.M.

At 7:05 p.m. the Planning Board held a Public Hearing to hear all interested persons upon an application for a preliminary plat plan for the proposed 2-lot minor subdivision, located at Broadway and Sawgrass Lane (S.B.L. 116.08-1-41), Project # 1846.

NAME OF PERSON(S) ADDRESSING	Proponent/ Opponent
THE PLANNING BOARD ON THIS SUBJECT	Comments/Questions
Michael Metzger of Metzger Civil Engineering PLLP.	Proponent

Michael Metzger of Metzger Civil Engineering PLLP., representing the owner Tim Burden explained the subdividing of the existing parcel into 2 lots. The lot sizes exceed the minimum requirement of a lot in RCO-Residential Commercial Office zoning. The existing ditch is regulated and a permit was obtained from the Army Corp of Engineers. The culvert will be extended and the usable space of the lot increased. Engineering and Code Enforcement comments are being addressed. The surface drainage of lot #1 crosses lot #2 and an easement is required. An erosion sedimentation plan is to be submitted prior to the 6/3/2020 Planning Board meeting. Grading of lot #1 will be shown more clearly on a future plan and the report regarding the integrity of the soil will be provided. There is a small wetland on site and it will be monumented and mentioned in the deed. Public water and sewer are available to these lots.

DETERMINATION

A motion was made by Chair Connelly at 7:15 pm to close the public hearing for the 2-lot minor subdivision, located at Broadway and Sawgrass Lane (S.B.L. 116.08-1-41)

Motion seconded by Rebecca Anderson.

Roll call as follows:

Chairman Connelly-Yes	Stanley Jay Keysa III-Excused
Rebecca Anderson-Yes	Lawrence Korzeniewski-Yes
Anthony Gorski-Yes	Kristin McCracken-Yes
Joseph Keefe-Yes	

Motion carried.

Chair Connelly did reserve the right to return to this item for additional public comments later in the meeting.

PUBLIC HEARING SCHEDULED FOR 7:05 P.M.

At 7:16 p.m. the Planning Board held a Public Hearing to hear all interested persons upon an application for a preliminary plat plan for the proposed Peppermint Road Minor subdivision located on the north side of Peppermint Rd., west of Ransom Rd. There will be three newly created residential lots and 1 exception lot, Project #9082.

NAME OF PERSON(S) ADDRESSING

Proponent/ Opponent

THE PLANNING BOARD ON THIS SUBJECT

Comments/Questions

Kenneth Zollitsch of GPI

Proponent

Dave DePaolo of Marrano

Proponent

Kenneth Zollitsch briefly reviewed the plan stating that the lots are conforming to code and 1 acre in size. Drainage, SHPO and wetlands have all been addressed. A fourth swale is added to the plan as per Engineering comments.

Dave DePaolo explained that the plan was in order just prior to COVID hitting and asked for approval this evening.

Matt Fischione, Code Enforcement Office requested that the approval be inclusive of a sidewalk waiver.

DETERMINATION

A motion was made by Anthony Gorski at 7:18 pm to close the public hearing for the Peppermint Rd. Minor lot subdivision located on the north side of Peppermint Rd, west of Ransom Rd.

Motion seconded by Joseph Keefe.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Excused

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Kristin McCracken-Yes

Joseph Keefe-Yes

Motion carried.

PRELIMINARY PLAT PLAN REVIEW-PROJECT #9082, PEPPERMINT RD. MINOR SUBDIVISION LOCATED ON THE NORTH SIDE OF PEPPERMINT RD., WEST OF RANSOM RD. WILL INCLUDE THREE NEWLY CREATED RESIDENTIAL LOTS AND ONE EXCEPTION LOT.

DETERMINATION

A motion was made by Anthony Gorski to recommend the approval of the Preliminary Plat Plan to the Town Board with one condition:

1. Issuance of sidewalk waiver

Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Excused

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Kristin McCracken-Yes

Joseph Keefe-Yes

Motion carried.

Planning Board Minutes
SEQR Review
MAY 20, 2020

The Planning Board held its meeting via Teleconference Bridge on the 20th day of May 2020 at 7: 21p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: STANLEY JAY KEYSA III, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, COUNCIL MEMBER
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:

IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
BASIL CHEVROLET STORAGE ADDITION
LOCATED AT 5077 TRANSIT ROAD

The Planning Board reviewed the Short Environmental Assessment Form for a 6,000 sq ft. addition matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Kevin Loftus, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 3.75 acres.

The location of the premises being reviewed is 5077 Transit Rd., Lancaster, New York 14086, Erie County.

This project described as a 6,000 sq ft addition on a .25 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY
MEMBER KEEFE, WHO MOVED ITS ADOPTION, SECONDED BY
MEMBER GORSKI,**

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact**
2. Will the proposed action result in a change in the use or intensity of use of land?
No impact
3. Will the proposed action impair the character or quality of the existing community?
No impact
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
 - a. Public/private water supplies? **No impact**
 - b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flor or fauna)? **No impact**

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**
- and,

BE IT FURTHER

RESOLVED, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER	EXCUSED
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
KRISTIN MCCrackEN, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted.
May 20, 2020

Jason Burford of GPI stated that an updated site plan was submitted and outstanding issues were addressed. An updated survey is to be done when the addition is in place. Identification of the buildings are shown on the plan which will be numbers on the structure for 911 purposes.

SITE PLAN REVIEW-PROJECT #2031, BASIL CHEVROLET STORAGE ADDITION LOCATED AT 5077 TRANSIT RD. DEVELOP AND CONSTRUCT A 6,000SQ FT ADDITION FOR STORAGE AT THE REAR OF THE EXISTING BUILDING.

DETERMINATION

A motion was made by Rebecca Anderson to recommend the approval of the Site Plan to the Town Board. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes	Stanley Jay Keysa III-Excused
Rebecca Anderson-Yes	Lawrence Korzeniewski-Yes
Anthony Gorski-Yes	Kristin McCracken-Yes

Joseph Keefe-Yes

Motion carried.

AMENDED SITE PLAN REVIEW-PROJECT #1751, ORVILLE'S APPLIANCE WAREHOUSE LOCATED AT 3979 WALDEN AVENUE. THIS WILL BE A 33, 150 SQ FT SINGLE STORY PRE-ENGINEERED WAREHOUSE AND TRUCK DOCK ADDITION.

Andrew Marino of Tredo Engineers presented the 33,150 sq. ft. addition to the south side of the current warehouse. The project will include 16 car and truck parking spots, fire apparatus access road and truck dock addition. The current building is not sprinklered and the addition will not be either, therefore a fire hydrant will be required. A new SEQR is required for this project and a SWPPP and engineering report will be provided. There is a current SPDES permit for the adjacent property. The dumpster on location has been a source of complaints and a request has been made for it to be relocated. An updated plan will need to show the fire hydrant, possible relocation of dumpster and address outstanding issues.

DETERMINATION

A motion was made by Rebecca Anderson to recommend to table the Amended Site Plan. Motion seconded by Joseph Keefe.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Kristin McCracken-Yes

Joseph Keefe-Yes

Motion carried.

Other items discussed:

Chair Connelly mentioned the Public Hearing regarding Scoping for the Stutzman Rd. Subdivision will be scheduled for the June 3, 2020 Planning Board meeting.

At 7:36p.m. a motion was made by Anthony Gorski and seconded by Chair Connelly to adjourn the meeting. Motion carried.



Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: May 20, 2020

RE: Peppermint Rd. Minor Subdivision

PROJECT #: 9082

LOCATION: North side of Peppermint Rd., west of Ransom Rd.

TYPE: Preliminary Plat Plan Review

RECOMMENDATION: APPROVE

Roll call vote:

Chair Connelly-Yes	Stanley Jay Keysa III-Excused
Rebecca Anderson-Yes	Lawrence Korzeniewski-Yes
Anthony Gorski-Yes	Kristin McCracken-Yes
Joseph Keefe-Yes	

CONDITIONS: 1. Issuance of Sidewalk Waiver

CONCERNS: N/A



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
Lancaster, New York 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: May 20, 2020

RE: Basil Chevrolet

PROJECT #: 2031

LOCATION: 5077 Transit Road

TYPE: Site Plan Review

RECOMMENDATION: APPROVE

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Stanley Jay Keysa III-Excused

Lawrence Korzeniewski-Yes

Kristin McCracken-Yes

CONDITIONS: N/A

CONCERNS: N/A